

Bainbridge Island Land Use Definitions

18.06.060 Agricultural processing.

“Agricultural processing” means the preparing and manufacturing of commodities primarily from island farms except for small-scale incidental processing such as a cider press. (Ord. 92-08 § 2, 1992)

18.06.065 Agricultural retail.

“Agricultural retail” means the sale of crops grown or livestock raised by a farmer or value added products made from crops grown or livestock raised by the farmer, agricultural-tourism, and incidental associated agricultural products sold on-site where agricultural crops or livestock are grown or raised that is subordinate to the actual agriculture on-site. (Ord. 2004-11 § 2, 2004)

18.06.067 Agricultural retail plan.*

“Agricultural retail plan” means a document, filed with the city, which contains information on agricultural activity occurring at a specific location. Different from, but may be supplemented by, Trust for Working Landscapes or Kitsap County conservation district farm plans. (Ord. 2004-11 § 2, 2004)

18.06.068 Agricultural-tourism.*

“Agricultural-tourism” means agriculturally related accessory uses that are subordinate to the growing of crops or the raising of livestock, designed to bring the public to the farm on a temporary or continuous basis, such as U-pick farm sales, retail sales of farm products, farm mazes, pumpkin patches, farm animal viewing and petting, wagon rides, farmland and facility tours, horticulture nurseries and associated display gardens, cider pressing, classes or workshops, wine or cheese tasting, etc. (Ord. 2004-11 § 2, 2004)

18.06.070 Agriculture.

“Agriculture” means all forms of crop-related activities, such as growing crops and processing island-grown crops as part of a farm, and animal husbandry using best management practices. Incidental vegetable gardening, landscaping and keeping common pets are not defined as agriculture. Agricultural land and agricultural operations shall be as defined in Chapter 16.20 BIMC. (Ord. 92-08 § 2, 1992)

18.06.071 Associated products and/or activity.*

“Associated products and/or activity” means a required agricultural input, product or activity related to the primary crop, product or activity. (Ord. 2004-11 § 2, 2004)

18.06.080 Bed and breakfast.

“Bed and breakfast” means a detached single-family residence that is owner-occupied and in which (1) a guest room or guest rooms are provided within the residence or within accessory buildings, for compensation, as overnight accommodations for transient visitors who remain no longer than two weeks in any one visit, and (2) breakfast is customarily included in the charge for the room. A bed-and-breakfast lodging is not a hotel or motel, home occupation or other use defined or regulated elsewhere in this title, except that bed and breakfast establishments containing one or two sleeping rooms may be considered a minor home occupation as defined and regulated elsewhere in this title. (Ord. 92-08 § 2, 1992)

18.06.259 Defining ingredient.

“Defining ingredient” means the part or component that describes the distinguishing characteristic of a product. (Ord. 2004-11 § 2, 2004)

18.06.837 Primarily Island grown.*

“Primarily Island grown,” for the purposes of on-site, year-round agricultural retail, shall mean that the majority (75 percent, based on the value) of the crops and value added products being sold are grown on the Island. (Ord. 2004-11 § 2, 2004)

18.06.852 Public benefit, agricultural.*

“Public benefit, agricultural” means an economic, social, nutritional, environmental or aesthetic effect gained by individuals and/or the community from the existence of agricultural activity in the community. (Ord. 2004-11 § 2, 2004)

18.06.877 Seasonal agricultural sales.*

“Seasonal agricultural sales” means agricultural retail sales of farm products occurring during a time in a calendar year when the crop being sold is actually being harvested and lasting 12 weeks or less. (Ord. 2004-11 § 2, 2004)

18.06.897 Special event.*

“Special event” means activities that are desirable but unrelated to agriculture, such as weddings, that are held on farmland. (Ord. 2004-11 § 2, 2004)

18.06.909 Subordinate retail activity.*

“Subordinate retail activity” means secondary, to be less than, to utilize a smaller portion of land and/or less time than is devoted to the agricultural activity on-site. (Ord. 2004-11 § 2, 2004)

18.06.923 Value added products.*

“Valued added products” means goods produced from harvested crops with the defining or distinguishing ingredient being grown by the producer. (Ord. 2004-11 § 2, 2004)

18.06.935 Year-round agricultural retail sales.*

“Year-round agricultural retail sales” means any agricultural retail sales extending beyond seasonal agricultural sales. (Ord. 2004-11 § 2, 2004)

Bainbridge Island, Economic Element December 2004

Agriculture

Bainbridge Island has a long history of agricultural enterprise which has declined in recent years. Farming contributes to the island's overall quality of life by preserving the economic and cultural diversity of the community, providing high quality food products for residents, and by helping to retain the rural character of the Island that residents value so highly. Farming includes not only food products, but tree farming and livestock as well. The Environmental Element contains several goals and policies intended to sustain and enhance agriculture. The following policies further those aims.

E 1.3

Protect and promote agricultural uses by:

- Implementing a proactive Transfer of Development Rights (TDR) program.
- Providing a permanent funding mechanism for the Purchase of Development Rights (PDR).
- Strongly encouraging agricultural conservation easements as part of the Flexible Lot Design process.
- Promoting and supporting existing farming activity as an appropriate use in the open space of clustered residential development or light manufacturing development.
- Forming a farming advisory group to advise the City on strategies for preserving farmland.

E 1.4

Support the market for Island -grown agriculture products by:

- Recognizing and supporting the Bainbridge Island Farmers' Market, including permanently dedicating space for the market.
- Allowing and promoting roadside stands that sell Island -grown products.
- Promoting and supporting Community Supported Agriculture (CSA).
- Encouraging the development of value-added processing facilities that can be shared by many farmers.

E 1.5

Support a "living farms" program which helps working farms through educational, historic and tourist visits.

E 1.6

Encourage organic farming techniques, including an educational program to provide information on alternatives to chemical pesticides and herbicides.

Bainbridge Island Environmental Element

December 2004

Agricultural Lands

The protection and support of existing farms and the preservation of prime agricultural lands and farms of local significance are important goals of the residents of Bainbridge Island, as evidenced in the Bainbridge Island Subarea Plan, testimony from public meetings, and community survey.

Farming on the Island provides an economic and nutritional benefit to the community. Equally important, protection of agricultural lands will enhance the cultural and economic diversity of the community and help retain the rural character of the Island.

Farm operations on the Island are unique. Unlike many other jurisdictions, farms on the Island are not located within one geographical area. Instead, over 40 small farms, ranging in size from 1 acre to 40+ acres, are mostly dispersed throughout the Island, with some clustering of farms in a few locations. The specialty, high-intensity, very small farms will continue to be an important adjunct to farming in the future.

Agriculture is one of the most fragile industries in any rapidly growing area. As land values continue to rise, the threat to small farms on Bainbridge Island increases. Given the nature of farming on the Island – small farms dispersed throughout the Island – the City must use creative solutions to conserving existing farms and encouraging the creation of new farms.

GOAL 1

Conserve and protect the Island's existing agricultural uses by using preservation methods including incentive-based programs.

AG 1.1

Owners of farms should have the option of participating in the transfer of development rights (TDRs)/purchase of development rights (PDRs) program. A set of criteria should be developed to determine farms appropriate for the TDRs program.

Discussion: The Open Space Goals and Policies section of this Element establishes a Critical Areas Overlay District which establishes a TDR Sending Area. Many of the existing farms are not located in the Overlay District. The use of TDRs and PDRs provides farmers a means by which to utilize the development potential of their property and continue to farm. This policy, therefore, provides a means for a farm operator to opt into the TDR program. There would be a single TDR program which would include as sending areas those properties located in the TDR Sending Area Overlay District, as well as those farmers outside of the District who opt into the program.

AG 1.2

The City should examine whether identifying specific areas on the Island as appropriate for future agricultural operations and as potential TDR-sending areas would provide viable opportunities for new and expanded farming operations.

Discussion: Creating a specific area or areas for future agricultural operations aims to limit conflicts with residential uses in rural areas and would provide an opportunity for farm operations within the area to share resources such as farm equipment, processing facilities, retail sales area, and road access. Properties located in the overlay district would have no special restrictions imposed as a result of this designation.

AG 1.3

Existing traditional agricultural lands should be included in the open space of clustered development.

GOAL 2

Minimize conflict between agricultural and non-agricultural uses.

AG 2.1

Development adjacent to areas designated as agricultural land should be designed and located so as to avoid or minimize potential conflicts with agricultural activities.

AG 2.2

Require notification on all plats, development permits, and building permits of the existence of any registered, agricultural lands within 300 feet of the development.

AG 2.3

The Right to Farm Ordinance shall be maintained.

AG 2.4

The City should cooperate with the Washington State Extension Service and the Kitsap Conservation District to facilitate the development of Best Management Practices.

GOAL 3

Encourage and support farming as an economically viable option for land use and as a means to providing diversity of lifestyle.

AG 3.1

Small-scale farming shall be encouraged to adopt Best Management Practices.

AG 3.2

The farming community should work with the Kitsap County Assessor's office and the City to educate the community about the availability of the Tax Reduction Program.

AG 3.3

Elevate and encourage public appreciation and awareness of farms by allowing tours of farms and farming facilities.

AG 3.4

Accessory farm buildings should be allowed as an integral component of farming activity.

AG 3.5

The City should permit the production, processing, and marketing of farm products from Island farms. Processing shall include value-added processing of Island-grown crops.

AG 3.6

The City should support the Farmers' Market.

AG 3.7

The parking requirements for agricultural uses should be minimized (i.e., number of parking spaces, paved parking, and landscaping requirements), due to the seasonal nature of the marketing of farm products.